

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: 10/6/2005

ITEM NO. 8

CASE NUMBER/ PROJECT NAME	68-DR-2005 Quisana @ Troon North (Parcel Q)		
LOCATION	Northeast corner of Alma School Parkway and Pinnacle Vista Drive.		
REQUEST	Request for approval of a site plan, elevations, cuts and fills over eight (8) feet, minor modification of the Hillside Conservation (HC) boundary, and access to two (2) units via a common access easement, for a twenty-nine (29) unit single-family residential development in the Service Residential (S-R HD), Hillside Conservation (HC) District.		
OWNER	Cielo Homes LLC 480-661-5425	ENGINEER	Southwest Land Consulting 602-291-9288
ARCHITECT/ DESIGNER	Lamb Architects 480-994-5262	APPLICANT/ COORDINATOR	Eric Gerster Pinnacle Paradise Inc. 480-563-5191
BACKGROUND	<p>Zoning. The site is zoned Service Residential (S-R HD) and Hillside Conservation (HC) District and is situated within the Hillside District. The Hillside District is a zoning district that was applied to this area prior to adoption of the ESL Ordinance in 1991. Both residential and office uses are permitted in the (S-R) zoning district and the applicants have chosen to develop for residential use.</p> <p>Context. The site is located in Troon North at the Northeast corner of Alma School Parkway and Pinnacle Vista Drive. Adjacent Uses:</p> <ul style="list-style-type: none">• North: Alma School Park site and the new City fire station with (O-S) Open Space District zoning, Echo Ridge (R-4) residential community is situated north of the park site.• South: Reata Pass Steakhouse and Greasewood Flats are situated south and southwest and have (C-2) General Commercial District zoning.• East: Alma School Park with (O-S) Open Space District.• West: Alma School Parkway and the Pinnacle Canyon at Troon North (R-4). <p>Applicant's Request. The request is for approval of the site plan, elevations and cuts and fills over 8 feet for the proposed single-family residential development. To accommodate the site plan, a minor modification to the existing Hillside Conservation (HC) boundary line is requested as part of this Development Review Board (DRB) application. The applicant is also requesting approval for cuts and fills</p>		
APPLICANT'S PROPOSAL			

exceeding 8 feet on 9 lots located along the hillside, including Lots 7-9, 14-16, 23, 28 and 29. Maximum cuts of approximately 16 feet are requested on Lot 28. Cuts are located at the rear of the homes and are not visible from adjacent streets or off of the site.

The site has full access from Alma School Parkway (a 90-foot wide Major Collector), immediately opposite from Pinnacle Canyon at Troon North and 108th Street. Internal private streets (Tracts) are gated with a 40-foot wide right-of-ways terminating in cul-de-sacs to access homes. No access is provided to Pinnacle Vista Drive to the south. Homes are single story with modified Tuscan style architecture with two-car garages. Garage setbacks are a minimum of 18 feet from back of curb. Buildings consist of gray, tan and brown stucco and “cultured stone” walls with varied height (12 to 18 feet), and blended brown and gray tile pitched roofs. Buildings feature wood beams and accent trim, rotundas, entry porticos with main level and clearstory windows. Security gates are constructed of tan wrought iron with stone veneer columns.

A minimum 30-foot wide, 40-foot average, width scenic buffer is provided along the site’s Alma School Parkway frontage. An existing 1.66 acres Hillside Conservation (HC) area on the eastern side of the site contains a hilltop rock outcrop area. This HC area boundary is requested to be adjusted to maintain the same overall area, but will better reflect site conditions and provide for the proposed use and development of the site. (See NAOS Worksheet, Attachment #8) A 6-foot wide D.G. trail will be provided along the Alma School Parkway frontage. No sidewalks are provided within the site.

Development information.

- Existing Use: Undeveloped land including an existing, dedicated Hillside Conservation area
- Proposed Use: 29 single family homes
- Parcel Size: 13 acres (gross)
- Building Size: 2,800 to 3,300 square feet per residence
- Building Height
Allowed/Proposed: City Council approved amended development standards for building height to exceed 18 feet for up to 25% of the building floor area to a maximum of 24 feet high, measured from natural grade. Heights would still be no more than 18 feet above pad grade.
- Parking Required/Provided: Two (2) spaces per dwelling unit/ 2.0 (minimum)
- Open Space Required/Provided: Required and Provided NAOS is 151,394 square feet (3.48 acres). Of this total, 92,376 square feet (2.12 acres) is provided on site and 59,018 square feet (1.35 acres) is located offsite and provided from the Troon NAOS land bank, not including the HC area.

- FAR: 0.169
- Number of Units: 29
- Density: 2.23 du/acre
- Total Building Square Footage: 95,700 square feet (29 units at 3,300 square feet)
- Other: Minor modification to the Hillside Conservation boundary is requested, with 72,092 square feet existing and 72,168 square feet subsequent to modification.

DISCUSSION

The site plan design orients building envelopes outside of the HC area while protecting the area as open space. The amended development standards for building height approved by City Council permit flexibility and help reduce environmental impact by allowing building pads to be set into and along the hillside, and reducing cuts and fills. The 24- foot building heights approved by City Council are measured from natural grade and permit variations in the pad height on the sloped ground, while maintaining building heights at 18 feet above pad levels. Minor adjustments to the Hillside Conservation boundary and approval of cuts and fills over 8 feet are requested to accommodate site development and conform to boulder and steep slope preservation. Views from adjoining properties will not be adversely impacted.

Access to Units 28 and 29 will be provided via a common access easement and emergency vehicle easement situated between the end of the north cul-de-sac and the Alma School Park access road.

KEY ISSUES

- The site plan and amended development standards for building height were approved by City Council with the associated zoning case (6-ZN-2005).
- The applicant has chosen to develop the site under the Hillside District rather than ESL provisions, but endeavors to meet ESL standards as well.
- A Hillside Conservation (HC) area on a portion of the site is requested to be adjusted as part of this DRB application to better reflect site conditions.

OTHER BOARDS AND COMMISSIONS

- The site was zoned S-R (H-D) as part of the original Troon North Master Plan zoning case in March 1986.
- Case 43-ZN-1994 is the most recent case affecting this portion of Troon and provided up-dated development standards and land uses.
- Case 6-ZN-2005 approved the site plan and amended development standards for building height for the site on July 6, 2005.

STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

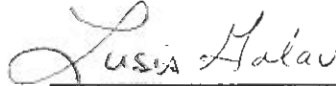
STAFF CONTACT(S)

Al Ward, AICP
Senior Planner
Phone: 480-312-7067
E-mail: award@ScottsdaleAZ.gov

APPROVED BY



Al Ward, AICP
Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Entry Gate and Wall Details
8. NAOS Worksheet and HC Boundary Exhibit
9. Cuts and Fills Exhibits
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



City of Scottsdale PROJECT NARRATIVE



68-DR-2005

Case: 07/15/05 / 458 -PA- 03 #2
 Project Name: Quisana by Cielo Homes
 (Parcel Q at Troon North)
 Location: NE corner of Pinnacle Vista & Alma
 School Parkway
 Applicant: Eric Gerster 602-390-1107

- ☐ Rezoning ☐ Other
☐ Use Permit
☒ Development Review
☐ Master Sign Programs
☐ Variance

SITE DETAILS

Proposed/Existing Zoning: S-R (H.D./H.C.)

Use: Residential

Parcel Size: 13 acres gross

☐ Gross Floor Area ☒ Total Units: 29

☐ Floor Area Ratio ☒ Density: 2.23 d.u./acre

Parking Required: NA

Parking Provided: NA

Of Buildings: 29

Height: 18' + A.D.R.

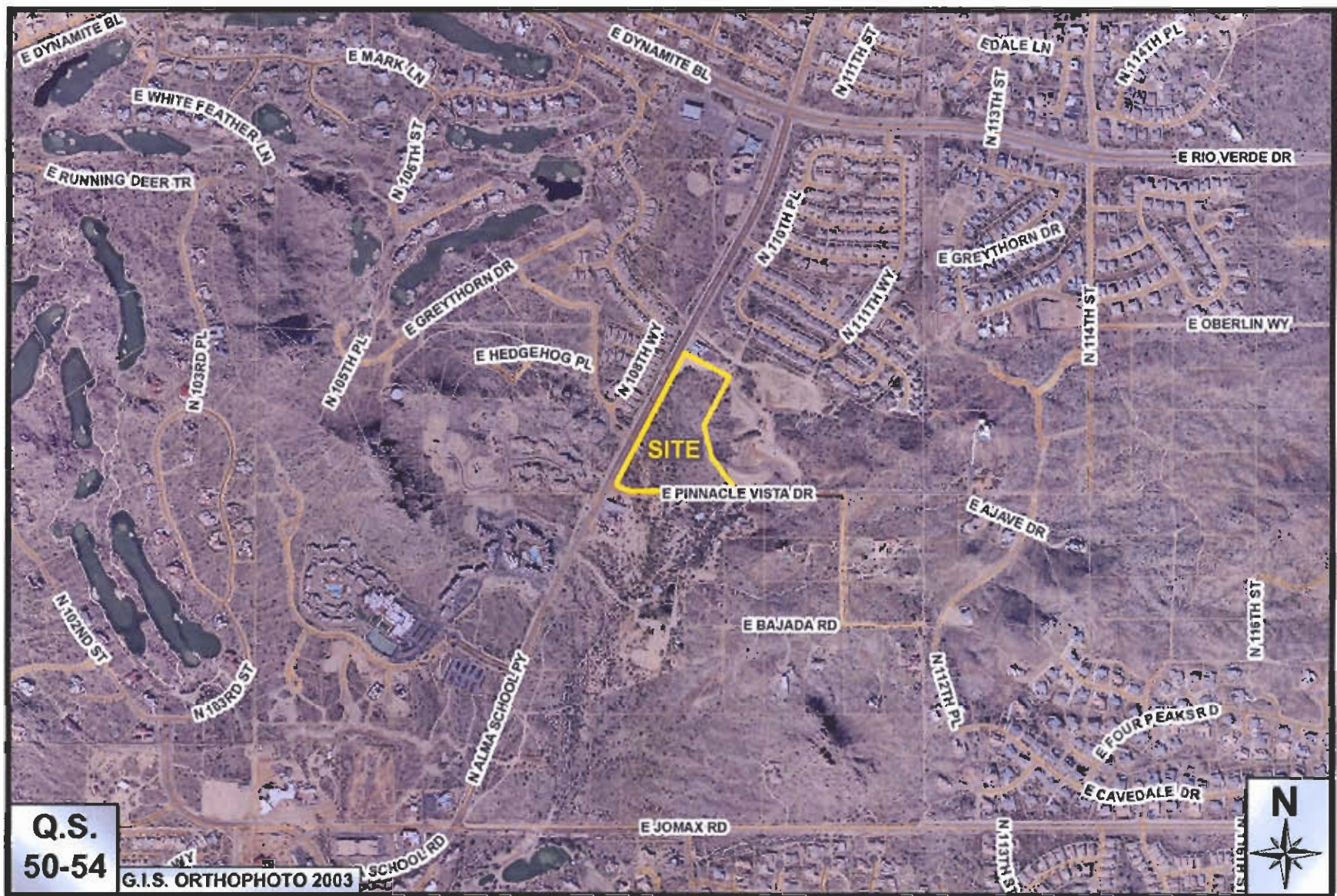
Setbacks: N- 10' S- 10'

E- 10' W- 30-40'

In the following space, please describe the project or the request

The purpose of this request is for the approval of the subdivision site plan design and building elevations for a single-family community within the Troon North master-plan. The subdivision site plan was already approved by Planning Commission and City Council, but this final submittal will also detail the cuts and fills over eight feet and how the homes are fit along the adjusted Hillside Conservation boundary line. (This project will be designed and constructed under the old Hillside Ordinance and not under ESLO.) The Hillside Conservation line has been adjusted from the early, preliminary Hillside maps done as part of the Troon North master-plan. Other details of this project are also included with this submittal, including landscape designs and entry feature and perimeter wall designs. The landscape designs are preliminary, and final designs will be submitted for staff approval. The perimeter wall will not be a solid structure but a series of mounding, low walls, boulders and landscaping. This final design will also be submitted for final staff review.

ATTACHMENT #1



Quisana @ Troon North Parcel Q

68-DR-2005

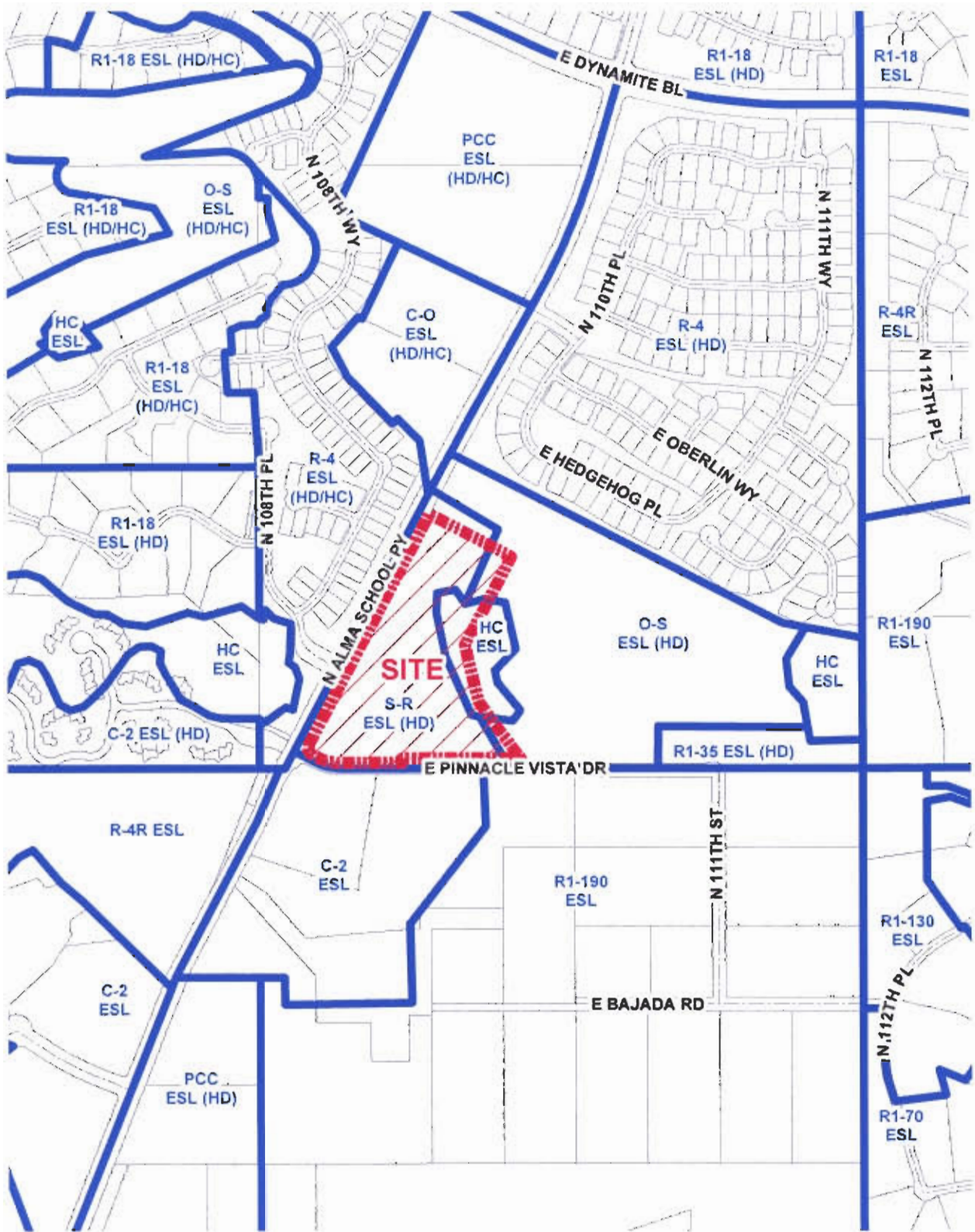
ATTACHMENT #2



Quisana @ Troon North Parcel Q

68-DR-2005

ATTACHMENT #2A



68-DR-2005

ATTACHMENT #3

N↑



VICINITY MAP

DEVELOPER:

GOLD HOMES
3011 EAST BUTLER DRIVE
PARADISE VALLEY, ARIZONA 85134
PHONE: (480) 947-8413
FAX: (480) 538-0886
CONTACT: MARK GEORGE

CIVIL ENGINEER:

SOUTHWEST LAND CONSULTING, P.C.
P.O. BOX 11700
FOUNTAIN HILLS, AZ 85209-7701
PHONE: (602) 791-9288
FAX: (602) 563-8021
CONTACT: SCOTT LORENTZEN, P.E.

LEGAL DESCRIPTION:

PARCEL 0 @ TROON NORTH AS DESCRIBED IN BOOK 311, PAGE 43 OF THE
M.C.R.

PROJECT DATA:

ZONE	3-R (CL) (HQS)
ZONING CASE#	498-PA-(3)
MINIMUM FLOORPLAN AREA	3,794 S.F.
MAXIMUM FLOORPLAN AREA	3,149 S.F.
BUILDING HEIGHT	18' MAXIMUM
REQUIRED RAO	84,536 S.F., 3.48 AC
PROPOSED ONSITE RAO	80,238 S.F., 3.17 AC
NATURAL	80,238 S.F., 3.17 AC
REQUIRED OFFSITE RAO	170,294 S.F., 3.92 AC
PROPOSED FRONT OPEN SPACE	82,238 S.F., 1.89 AC
PROPOSED FRONT OPEN SPACE	368,280 S.F., 11.0 AC
NET LOT AREA	425,180 S.F., 10.1 AC
EXISTING HILLSIDE CONSERVATION	72,180 S.F., 1.66 AC
PROPOSED HILLSIDE CONSERVATION	72,180 S.F., 1.66 AC
NUMBER OF UNITS	24 UNITS
DENSITY	2.33 UNITS/AC
FRONT SETBACK	15' TYPICAL
REAR SETBACK	10' MINIMUM TYPICAL
SIDE SETBACK	5' EXCEPT 10' MIN. BETWEEN HOUSES
DRIVE SETBACK	15' FROM BACK OF CURB

LEGEND:

EMERGENCY VEHICLE ACCESS EASEMENT	EMERGENCY VEHICLE ACCESS EASEMENT
SEWERAGE EASEMENT	SEWERAGE EASEMENT
RIGHT OF WAY	RIGHT OF WAY
CURVE RADIUS	CURVE RADIUS
NATURAL AREA OPEN SPACE EASEMENT	NATURAL AREA OPEN SPACE EASEMENT
HILLSIDE CONSERVATION EASEMENT	HILLSIDE CONSERVATION EASEMENT
ENVIRONMENTALLY SENSITIVE LANDS	ENVIRONMENTALLY SENSITIVE LANDS
HILLSIDE DISTRICT	HILLSIDE DISTRICT
SEWER EASEMENT	SEWER EASEMENT



QUISANA	
PARCEL 0 @ TROON NORTH SCOTTSDALE, ARIZONA	
PRELIMINARY SITE PLAN	
SOUTHWEST LAND CONSULTING, P.C.	SCALE: 1"=80'
DESIGNED BY: [Signature]	DATE: 7/7/23
CHECKED BY: [Signature]	SCALE: 1"=80'
PSP01	

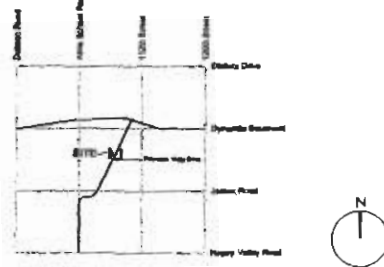
68-DR-2005
9/23/2005

Quisana

NEC of Alma School Road & Pinnacle Vista Drive
Scottsdale, Arizona

Native Plant Inventory

Vicinity Map



General Salvage Notes

1. All salvageable material to be clearly flagged with reflective tape visible from all directions. Color Code as follows:
Red = Salvage and relocate
Blue = Destroy, not salvageable, can not remain in place
White = Remains in place
2. Metal tag or reflective tape shall be numbered to correspond with the Native Plant Inventory and site plan.
3. All requirements of the State of Arizona, including the "Notice of Intent to Clear Land" shall be met notwithstanding any approvals by the City of Scottsdale.
4. Contractor is responsible for verifying all project property lines prior to salvage. Any plant material that is located salvageable or non-salvageable outside of final standing boundaries are to remain in place unless otherwise directed by owner.
5. Contractor is to verify with owner all plant material located salvageable or non-salvageable adjacent to N.A.O.S. boundaries and/or drainage ways.
6. Contractor to salvage and store in nursery all Barrel Cactus, Pinyon Pine, Hedgehog Cactus, and secondary cacti material that are located within limits of clearing.

Project Consultants

Inventory Provider: Native Resources International
1540 West Happy Valley Road
Phoenix, Arizona 85027
602-989-6757 (p) - 602-989-6758 (f)
Contact: Penny Cawley

Developer: Cleo Holmes
5111 East Suller Drive
Paradise Valley, Arizona 85253
480-221-8704 (p) - 480-538-0960 (f)
Contact: Mark George



68-DR-2005
9/23/2005



Elevation A-1 w/casita option

COLOR LEGEND	
A	Main Body Color - Exterior Shutter Finish - Dunn Edwards Twilight Troupe-DE640 LRV 38
B	Garage Door - Dunn Edwards Bear in Mind - DE642 LRV 7
C	Wood Accents - Dunn Edwards Bear in Mind - DE642 LRV 7
E	Roof Tile - Staco Shaker Series - Blend - Padre Brown 20-230, Slate Gray 20-590
H	Cultured Stone - Coronado Eyro Villa - Timberlake



REAR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"

ATTACHMENT #6

PRELIMINARY
NOT FOR
CONSTRUCTION

LambArchitects
1001 E. 2nd Street
Phoenix, Arizona 85001
P 602.255.1000 F 602.255.1001

Luisana
Scandinavian - Arizona

EXTERIOR
ELEVATIONS
PLAN A-1
ABREZZO

NO.	DATE	DESCRIPTION
1	10/1/05	ISSUED FOR PERMITS
2	10/1/05	ISSUED FOR PERMITS
3	10/1/05	ISSUED FOR PERMITS
4	10/1/05	ISSUED FOR PERMITS
5	10/1/05	ISSUED FOR PERMITS
6	10/1/05	ISSUED FOR PERMITS
7	10/1/05	ISSUED FOR PERMITS
8	10/1/05	ISSUED FOR PERMITS
9	10/1/05	ISSUED FOR PERMITS
10	10/1/05	ISSUED FOR PERMITS

A3.0

68-DR-2005
9/23/2005



COLOR LEGEND

- A. Main Body Color-Exterior Stucco Finish -
Dunn Edwards Medallion DEC124 LRV 58
- B. Garage Door - Dunn Edwards - Legendary
Gray - DEC364 LRV 18
- C. Wood Accents - Frazee Stain - M420
Amberwood
- E. Roof Tile - Spaco la Cosa - Blend - Palermo
10-175, Burnt Desert Sand 10-178
- H. Freecast Cornice - CDI - Natural Gray
- J. Freecast Columns - CDI - Natural Gray

PRELIMINARY
NOT FOR
CONSTRUCTION

LambaArchitects
303 E. 1st Street
Tulsa, Oklahoma 74103
Phone: 918.596.1111
Fax: 918.596.1112

Luisana
Architects - Phoenix

Elevation A-2 w/casita option



EXTERIOR
ELEVATIONS
PLAN A-2
ALFREZZO

PROJECT NO.	001
DATE	09/23/2005
SCALE	1/8" = 1'-0"
DESIGNED BY	

A3.1

68-DR-2005
9/23/2005



Elevation B-1 w/casita option

COLOR LEGEND

- A Main Body Color - E Minor Stone - Puffin - Dunn Edwards - Pigeon Gray - DE 624 LRV 43
- B Garage Door - Dunn Edwards - River Rocks - DE 1041 LRV 18
- C Wood Accents - Dunn Edwards - Italian Blue - DE 798 LRV 19
- E Roof Tile - Stone Stone Series - Blend - Padre Brown 20-290, Slate Gray 20-650
- H Cultured Stone - Comodoro Euro Vito Timberlake
- J Precast Concrete - CM - Natural Gray

PRELIMINARY
NOT FOR
CONSTRUCTION

Lamb Architects

1000 E. 10th Street
Tulsa, OK 74103
918.462.1111

Luisana
Schmidt - Architect

EXTERIOR
ELEVATIONS
PLAN B-1
EUCINE

NO.	DATE	REVISION

Author:

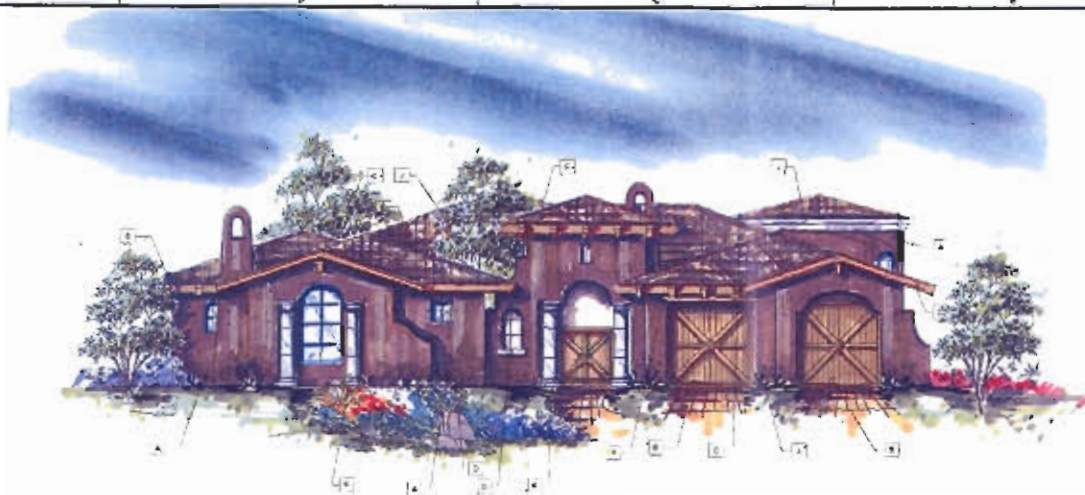
Drawn by:

Checked by:

Scale:

A3.2

68-DR-2005
9/23/2005



Elevation B-2 w/casita option

- COLOR LEGEND**
- A. Main Body Color - Exterior Stucco Finish
- Dunn Edwards Sandpit - DE611B LRV 21
 - B. Garage Door - Frazee Stain - M420
Amberwood
 - C. Wood Accents - Frazee Stain - M420
Amberwood
 - E. Roof Tile - Spaco La Casa - Blend -
Palomino 10-175, Burnt Desert Sand 10-178
 - J. Precast Cornice - CDI - Natural Gray
 - K. Precast Column - CDI - Natural Gray

PRELIMINARY
NOT FOR
CONSTRUCTION

LambArchitects
100 E. 1st Street
Tulsa, Oklahoma 74101
Phone: 918-592-1100
Fax: 918-592-1101

Quisana
Scenic - Arizona

EXTERIOR
ELEVATIONS
PLAN B-2
SHEET

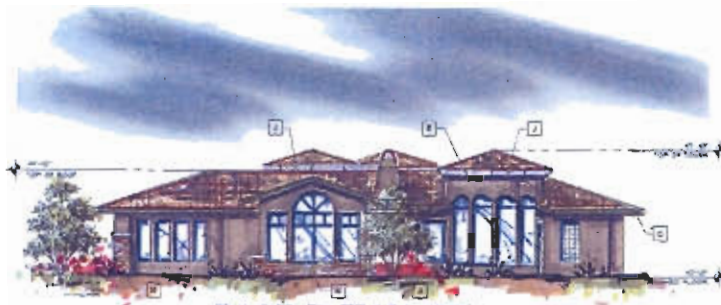
A3.3



68-DR-2005
9/23/2005



Elevation C-1 w/casita option, side garages



REAR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/8" = 1'-0"



LEFT ELEVATION

SCALE 1/8" = 1'-0"

COLOR LEGEND

- A. Main Body Color - Exterior Stucco Finish -
Dunn Edwards - Tan Plan - D6187 LRV 95
- B. Garage Door - Dunn Edwards - Big Stone
Beach - D6186 LRV 14
- C. Wood Accents - Frazee stain - M420
Amberwood
- E. Roof Tile - Stoca La Casa - Blend - Palomino
10-175, Burnt Desert Sand 10-178
- H. Cultured Stone - Coronado Stone -
Tuscan Villa Stone
- J. Precast concrete - CD1 - Natural Grey

PRELIMINARY
NOT FOR
CONSTRUCTION

LambArchitects



Quisana
Scottsdale - Arizona

EXTERIOR
ELEVATIONS
PLAN C-8
CORTONA

Project No.	100
Date	09-10-05
Drawn By	JD
Checked By	JD

A3.4

68-DR-2005
9/23/2005



Elevation C-2 w/casita option, side garages

COLOR LEGEND

- A. Main Body Color - Exterior Stucco Finish - Dunn Edwards - Legendary Gray - DE 6541 1/11
- B. Garage Door - Dunn Edwards - Black Bean - DE 6505 LRV 9
- C. Wood Accents - Frazee Stain - #1108 Victorian Mahogany
- D. Roof Tile - Stucco Shake Series - Blend - Padre Brown 20-250, Slate Gray 20-550
- H. Cultured Stone - Coronado Euro Villa - Timberlake
- J. Precast Cornice - CDI - Natural Gray
- K. Precast Column - CDI - Natural Gray



REAR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/8" = 1'-0"



LEFT ELEVATION

SCALE 1/8" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

L.A. Lamb Architects

701 S. 10th Street, Suite 100
Phoenix, Arizona 85001
Tel: 602.944.1000 Fax: 602.944.1001

Quisana
Scottsdale - Arizona

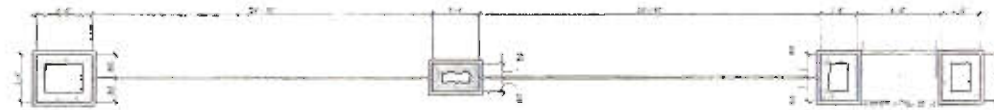
EXTERIOR
ELEVATIONS
PLAN C-1
CORTONA

DATE: 05/05/05	BY: JLB
DATE: 05/05/05	BY: JLB
DATE: 05/05/05	BY: JLB
DATE: 05/05/05	BY: JLB

A3.5

68-DR-2005

9/23/2005



D1 ENTRY GATE PLAN

SCALE 1/4" = 1'-0"



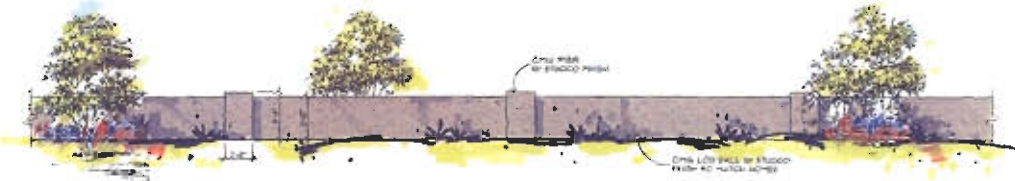
D2 ENTRY GATE ELEVATION

SCALE 1/4" = 1'-0"



D3 SECURITY FENCE

SCALE 1/4" = 1'-0"



D4 SITE FENCE

SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

Lambda Architects
1001 E. 10th Avenue
Suite 100
Flagstaff, AZ 86001
P: (908) 754-4321 F: (908) 754-4322

Quisana
Scrumble - Arizona

SITE AMENITIES

NO.	DATE	DESCRIPTION
1	9/23/05	PRELIMINARY
2	9/23/05	REVISED
3	9/23/05	REVISED
4	9/23/05	REVISED
5	9/23/05	REVISED
6	9/23/05	REVISED
7	9/23/05	REVISED
8	9/23/05	REVISED
9	9/23/05	REVISED
10	9/23/05	REVISED

A1.1

© Copyright, Southwest Land Consulting, 2005. - This plan shall not be used for any other project or purpose without the written consent of Southwest Land Consulting. All dimensions are in feet.

ATTACHMENT #8



DEVELOPER:
 GILLO HOMES
 5411 EAST BUTLER DRIVE
 PARADISE VALLEY, ARIZONA 85253
 PHONE: (480) 581-5425
 FAX: (480) 528-0860
 CONTACT: MARK GEORGE

CIVIL ENGINEER:
 SOUTHWEST LAND CONSULTING, P.C.
 P.O. BOX 17200
 PHOENIX, ARIZONA 85061-0200
 PHONE: (602) 281-8288
 FAX: (602) 281-8221
 CONTACT: SCOTT LAMBERTSON, P.E.

LEGAL DESCRIPTION:
 PARCEL 5 OF 81 TROON NORTH AS DESCRIBED IN BOOK 312, PAGE 22 OF THE M.C.R.

PROJECT DATA:
 PROJECT: S-8
 CDD/CDT AREA: 13.10 AC
 WET LOT AREA: 13.10 AC
 RIGHT-OF-WAY AREA (TOWN): 13.10 AC
 EXISTING WETLAND CONSERVATION: 13.10 AC
 PROPOSED WETLAND CONSERVATION: 13.10 AC
 REQUIRED NAOS: 13.10 AC
 PROVIDED CDD/CDT: 13.10 AC
 REMAINING: 13.10 AC
 PROVIDED DRYING NAOS: 13.10 AC

LEGEND:



W.A.S. Required to Mitigate Disturbance

Wetland Category	Required Percentage	Wetland Area (Ac.)	Wetland Area (Ac.)
1B-1E	100%	13.10	13.10
1B-1F	100%	13.10	13.10
1B-1G	100%	13.10	13.10
1B-1H	100%	13.10	13.10
Total Area Mitigated W.A.S.		13.10	13.10

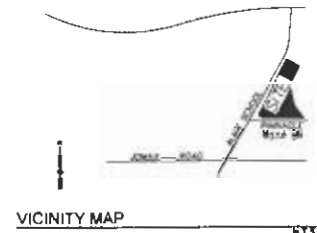


QUISANA
 PARCEL 5 OF 81 TROON NORTH
 SCOTTSDALE, ARIZONA
NAOS WORKSHEET
 SOUTHWEST LAND CONSULTING, P.C.
 DATE: 7/7/05
 SCALE: 1"=40'
 DRAWN BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank]
 SHEET: NW01 OF 02

PRELIMINARY
 NOT FOR
 CONSTRUCTION

68-DR-2005
 9/23/2005

ATTACHMENT #9



DEVELOPER:
CELO HOMES
 511 EAST BULLER DRIVE
 PARADISE VALLEY, ARIZONA 85353
 PHONE: (480) 881-3400
 FAX: (480) 828-0863
 CONTACT: MR. GEORGE

CIVIL ENGINEER:
SOUTHWEST LAND CONSULTING, P.C.
 P.O. BOX 1720
 COUNTRY HILLS, AZ 85088-1720
 PHONE: (602) 281-8288
 FAX: (602) 583-8222
 CONTACT: SCOTT LORNYZIN, P.E.

LEGAL DESCRIPTION:
 PARCELS 10 & 11 BEING NORTH AS DESCRIBED IN BOOK 312, PAGE 63 OF THE
 M.C.R.

LEGEND:

	EASEMENT
	CUTS IN EXCESS OF 5'
	FILLS IN EXCESS OF 5'
	CUT DEPTH IN FEET
	FILL DEPTH IN FEET



QUISANA PINNACLE VISTA DRIVE & ALMA SCHOOL PARKWAY SCOTTSDALE, ARIZONA	
CUTS & FILLS SITE PLAN	
	S.L.C. PROJ. 1001
SOUTHWEST LAND CONSULTING, P.C.	DATE: 7/19/05
DESIGNED: S.L.	SCALE: 1"=50'
CHECKED: S.L.	APPROVED: S.L.
REV.	DWG. NO.
	CFP01
	SHT. 1 OF 1

68-DR-2005
 9/23/2005

Quisana @ Troon North
Alma School & Pinnacle Vista
Scottsdale, Arizona

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☒ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☐ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
Quisana @ Troon North (Parcel Q)
68-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - i. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations on Sheets A3.0-3.5 submitted by Lamb Architects with a staff date of 9/23/05.
 - ii. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Southwest Land Consulting with a staff date of 9/23/05.
 - iii. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Southwest Land Consulting with a staff date of 9/23/05.
 - iv. Cross section and conceptual roof peak shall be consistent with the Site Cross Sections Sheets SEC01 and 02 submitted by Southwest Land Consulting with a staff date of 9/23/05.
 - v. Cuts and fills shall be consistent with the Cuts and Fills Plan Sheet CFP01 submitted by Southwest Land Consulting with a staff date of 9/23/05.
 - vi. Modification of Hillside Conservation boundary shall be consistent with the area shown on NAOS Worksheet, Sheet NW01 submitted by Southwest Land Consulting with a staff date of 9/23/05.
 - vii. Entry gate and fence details, materials, form, color, and texture, shall be constructed to be consistent with the Site Amenities detail shown on Sheet A1.1 submitted by Lamb Architects with a staff date of 9/23/05.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** The number of dwelling units on the site shall not exceed 29 without subsequent public hearings before the Planning Commission and City Council.

3. LAND USE BUDGET TABLE:

Parcel	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Proposed # of Units	Max # of Units
Q	13.0	S-R	2.2 +/-	2.2 +/-	29	29

4. **BUILDING HEIGHT LIMITATIONS.** Per the attached amended development standards approved by City Council by Case 6-ZN-2005, no building on the site shall exceed 18 feet in height, measured from finished pad level. However, up to 25% of the floor area of the building may be built up to 24 feet above natural grade, as long as no part of the building exceeds 18 ft. in height above finished pad level.
5. **PEDESTRIAN ACCESS.** With the final plans submittal, the developer shall submit a plan providing pedestrian access to the commercial and recreational areas on and adjacent to the site.
6. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
7. Dooley wall and chain link fencing shall not be allowed.
8. All walls shall match the architectural color, materials and finish of the building(s).

Ordinance

- A. *Note regarding the election to develop under the Hillside District (HD). Pursuant to the ESL Ordinance, the applicant has elected to develop the site under the Hillside District provisions however; the developer is encouraged to comply with the provisions of the ESL Ordinance to the greatest possible extent.*

SITE DESIGN:**DRB Stipulations**

9. Face of garage shall be a minimum of 18 feet behind finished curb.

Ordinance

- B. *Access to Unit 26 and 27 may be permitted from the Common Access and Emergency Vehicle Access easement extending along the frontage of the properties. The applicant shall place "No Parking At Any Time" signs along this access easement.*

OPEN SPACE:**DRB Stipulations**

10. **SCENIC BUFFER.** The scenic buffer width along Alma School Parkway shall be a minimum of 30 feet and an average of 40 feet wide, measured from the outside edge of the street right-of-way. Unless otherwise approved by the Development Review Board, the scenic buffer shall be left in a natural condition.
11. **SCENIC BUFFER DEDICATION.** Before a building permit is issued, the final plat or site plan shall show and dedicate an easement to the city, identifying a minimum of 30 feet and an average of 40 feet wide scenic buffer easement along Alma School Parkway, as shown on the Site Plan, staff dated 9/23/05.
12. **WASH CORRIDOR EASEMENTS-ADJACENT WALLS.** Solid walls adjacent to Wash Corridor easements shall comply with the following standards:

- a. Walls shall not be constructed within the Wash Corridor easement.
- b. Walls shall be located only within an approved construction envelope, or approved wall easement of community tract.
- c. Solid, opaque walls higher than three (3) feet shall be set back four (4) feet from the Wash Corridor easement for each one (1) foot of solid, opaque wall height above three (3) feet. No wall shall exceed six (6) feet in height.

Ordinance

- C. Modification of the wash extending along the scenic corridor adjacent to Alma School Road shall be subject to final wash modification approval by the Zoning Administrator.*

N.A.O.S.:

DRB Stipulations

13. With final plans submittal, the developer shall provide a minimum of 3.48 acres of NAOS which may consist of a minimum of 92,376 square feet (2.12 acres) of NAOS located on-site and 59,018 square feet (1.35 acres) of off site NAOS obtained from the Troon North NAOS land bank in addition to lands contained within the Hillside Conservation boundary, with modifications of the Troon North land bank tables accordingly, or appropriate combination thereof acceptable to City staff.

Ordinance

- D. With the modification of the Hillside Conservation boundary, the developer at final plans approval shall verify that a minimum of 72,168 square feet (1.66 acres) is contained within the reconfigured boundaries of the HC boundary.*

LANDSCAPE DESIGN:

DRB Stipulations

14. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
15. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
16. Before issuance of final certificate of occupancy, the developer shall build a berm connecting the hill and channel embankment, located north of the park/ fire station access road (north of lots 25 and 26), that is to a height and configuration acceptable to the Community Services Department, through consultation with Echo Ridge residents. The developer shall landscape the berm to screen Parcel Q and the future joint park/ fire station access road from the existing Echo Ridge subdivision. This landscape berm may contain plant material salvaged from parcel Q, and shall include a minimum of 5 – 24-inch box trees, with final plant quantities, types and sizes to be shown on the final landscape plan and be to the satisfaction of the Community Services Department, through consultation with Echo Ridge residents. The developer shall be responsible for connection of an irrigation system to this landscape berm extended from Parcel Q, and irrigate the area in a manner and for such period as required by city guidelines.
17. **BOULDERS AND BEDROCK OUTCROPS.** With the Final Plans submittal, the developer shall submit a plan identifying all boulders larger than six (6) feet in diameter and all bedrock outcrops.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

18. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
19. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.

20. The individual luminaire lamp shall not exceed 250 watts.
21. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
22. All exterior light poles, pole fixtures, and yokes, including bollards (when utilized) shall be a flat black or dark bronze.
23. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
24. Incorporate into the project's design, the following:
25. Landscape Lighting
 - i. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
 - ii. Landscaping lighting shall only be utilized to accent plant material.
 - iii. All landscape lighting directed upward, shall be aimed away from property line.
 - iv. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line. (Add only if proposed)
 - v. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

RELEVANT CASES:

Ordinance

- E. *At the time of case review, the applicable zoning, DRB, use permit, and etc. Case(s) for the subject site were: 43-ZN-1984, 6-ZN-2005 and related Troon Master plan cases.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

26. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Southwest Land Consulting with a staff date of 9/23/05.
27. Conceptual Drainage Report submitted by Southwest Land Consulting.

STORMWATER, DRAINAGE AND FLOOD CONTROL:

28. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes, which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements of the approved Master Drainage Plan for Troon as it relates to this subdivision.
 - f. Evaluate the overtopping of Alma School parkway near the south end of this project. Report the depth of the sheet flow over the street in a 100-year peak discharge (d100) for street access and downstream erosion purposes.
 - g. Show and call out the boundaries of a 100-year flood for all washes affecting this subdivision.
29. Demonstrate consistency with the approved master drainage plan and report for Troon.

Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.

Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
30. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
31. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
32. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:

Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.

Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.

33. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained the waiver approval.
34. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
35. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
36. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
 - a. Street Crossings:
 1. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

37. Streets and other related improvements:

Street Name/Type	Dedications	Improvements	Notes
Alma School Parkway	None required	Provide south bound left turn paint stripe holding bay. May need to reconstruct the existing median.	Provide 6 ft. wide sidewalk along Alma School Rd. separated from back of the curb, as required by the City staff.
Internal Local Condominium Street	forty (40) foot wide condominium access easement or tract. Minimum cul-de-sac width shall be 45 feet.	Provide 24 foot wide back of curb to back of curb improvement as required by the City staff for all internal streets. Provide a minimum 24 ft. wide emergency vehicle access to the Fire Station/Park access Road at north. A raised center median planter is permitted within the cul-de-sacs, if acceptable to city staff.	No on-street parking is permitted unless otherwise approved by the Fire Dept. All lots shall have frontage on a dedicated street, as required per the S-R Zoning Ordinance unless approved by the DRB and by the City staff.
Fire Station/Park Access Road	Twenty (20) ft. wide half street easement dedication for the Park/ Fire Station Park access road, or as modified and acceptable to Community Services Department	Provide Knox Box emergency access	Provide pedestrian connection/ gate from project site to Park/ fire station access road. Provide a location for a park access sign park along park/fire station access road acceptable to Community Services Department

NOTE, THESE PROVISIONS SHALL BE SHOWN ON THE FINAL APPROVED SITE PLAN.

- a. The internal private streets for this site shall be designed and constructed to the local private condominium street requirements of the City of Scottsdale ESL Road Design Standards.
- b. The developer shall provide any improvements supported by the approved traffic impact study for the site, as determined by the city staff.
- c. Garages shall be setback a minimum of 18 ft. from back of curb for internal street.

38. PEDESTRIAN CIRCULATION PLAN. With Final Plans submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall

indicate the location and width of all sidewalks and pedestrian pathways.

39. **PRIVATE STREET CONSTRUCTION.** All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections may be approved by City staff. In addition, all private streets shall conform to the following requirements:

- a. No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards. Before any lot is sold, the developer shall record a notice satisfactory to city staff indicating that the private streets shall not be maintained by the city.
- b. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
- c. Secured access shall be provided on private streets only. The developer shall locate security gates a minimum of 75 feet from the back of curb to the intersecting street. The developer shall provide a vehicular turn-around between the public street and the security gate.

DRB Stipulations

- 40. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.
- 41. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

Ordinance

- a. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

DRB Stipulations

42. Trail Easement:

- i. Prior to final plan approval, the developer shall dedicate a minimum 15-foot wide public trail easement along Alma School Road. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide public trail within the easement. The trail shall be buffered from parking areas and from vehicles as much as possible. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
- ii. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff. Sight Distance Easements:

43. Sight distance easements shall be dedicated over sight distance triangles.

- i. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- ii. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

44. Vehicular Non-Access Easement:

- i. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Alma School; Pinnacle Vista and Fire station access Road except at the approved driveway location.

45. Indemnity Agreements:

- i. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

G. Drainage Easement:

- 1. Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

H. Waterline and Sanitary Sewer Easements:

- 1. Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

I. Public Utility Easement:

- 1. An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:

DRB Stipulations

- 46. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.
 - b. Underground vault-type containers are not allowed.
 - c. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
 - d. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

- 47. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 48. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
- 49. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - i. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.

- ii. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

50. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
51. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
52. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
53. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER:

DRB Stipulations

54. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
55. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
56. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
57. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

BRIDGES:

DRB Stipulations

58. Bridges:

1. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
2. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to City staff approval, for structural review.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

59. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- i. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- ii. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- J. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE

DRB Stipulations

60. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:

- i. Provide a copy of the approved drainage waiver with Final Plans Review.